Executive Summary – Enforcement Matter – Case No. 41783 Vishnu Priya, LLC dba Bruton Road Mobil RN100533066 Docket No. 2011-0894-PST-E

Order Type:

1660 Agreed Order

Findings Order Justification:

N/A

Media:

PST

Small Business:

Yes

Location(s) Where Violation(s) Occurred:

Bruton Road Mobil, 1028 West Cartwright Road, Mesquite, Dallas County

Type of Operation:

Convenience store with retail sales of gasoline

Other Significant Matters:

Additional Pending Enforcement Actions: No

Past-Due Penalties: No

Other: N/A

Interested Third-Parties: The complainant has expressed an interest in this matter but

does not wish to speak at Agenda.

Texas Register Publication Date: October 7, 2011

Comments Received: No

Penalty Information

Total Penalty Assessed: \$2,550

Amount Deferred for Expedited Settlement: \$510 Amount Deferred for Financial Inability to Pay: \$0

Total Paid to General Revenue: \$140 Total Due to General Revenue: \$1,900

Payment Plan: 19 payments of \$100 each

SEP Conditional Offset: \$0

Name of SEP: N/A

Compliance History Classifications:

Person/CN - Average

Site/RN - Average by Default

Major Source: No

Statutory Limit Adjustment: N/A

Applicable Penalty Policy: September 2002

Executive Summary – Enforcement Matter – Case No. 41783 Vishnu Priya, LLC dba Bruton Road Mobil RN100533066 Docket No. 2011-0894-PST-E

Investigation Information

Complaint Date(s): April 28, 2011

Complaint Information: Alleged that water was leaking into the three underground

storage tanks.

Date(s) of Investigation: May 13, 2011

Date(s) of NOE(s): June 3, 2011

Violation Information

Failed to monitor the underground storage tanks ("USTs") for releases at a frequency of at least once every month (not to exceed 35 days between each monitoring) [30 Tex. ADMIN. CODE § 334.50(b)(1)(A) and Tex. Water Code § 26.3475(c)(1)].

Corrective Actions/Technical Requirements

Corrective Action(s) Completed:

N/A

Technical Requirements:

The Order will require the Respondent to:

a. Within 30 days, implement a release detection method for all USTs at the Facility; and

b. Within 45 days, submit written certification demonstrating compliance.

${\it Litigation Information}$

Date Petition(s) Filed: N/A Date Answer(s) Filed: N/A SOAH Referral Date: N/A Hearing Date(s): N/A Settlement Date: N/A

Contact Information

TCEQ Attorney: N/A

TCEQ Enforcement Coordinator: Judy Kluge, Enforcement Division, Enforcement Team 6, MC R-04, (817) 588-5825; Debra Barber, Enforcement Division, MC 219,

(512) 239-0412

TCEQ SEP Coordinator: N/A

Respondent: Rajendra Patel, Owner, Vishnu Priya, LLC, 1028 West Cartwright Road,

Mesquite, Texas 75149-5723 **Respondent's Attorney:** N/A

Penalty Calculation Worksheet (PCW) Policy Revision 2 (September 2002) PCW Revision October 30, 2008 Assigned 6-Jun-2011 Screening 7-Jun-2011 PCW 8-Jun-2011 **EPA Due** RESPONDENT/FACILITY INFORMATION Respondent Vishnu Priya, LLC dba Bruton Road Mobil Reg. Ent. Ref. No. RN100533066 Facility/Site Region 4-Dallas/Fort Worth Major/Minor Source Minor **CASE INFORMATION** Enf./Case ID No. 41783 No. of Violations 1 Docket No. 2011-0894-PST-E Order Type 1660 Media Program(s) Petroleum Storage Tank Government/Non-Profit No Multi-Media Enf. Coordinator Judy Kluge EC's Team Enforcement Team 6 Admin. Penalty \$ Limit Minimum Maximum \$10,000 Penalty Calculation Section TOTAL BASE PENALTY (Sum of violation base penalties) Subtotal 1 \$2,500 ADJUSTMENTS (+/-) TO SUBTOTAL 1 Subtotals 2-7 are obtained by multiplying the Total Base Penalty (Subtotal 1) by the indicated percentage Compliance History \$50 2.0% Enhancement Subtotals 2, 3, & 7 Enhancement for one prior NOV with dissimilar violations. Notes Culpability No Subtotal 4 0.0% Enhancement \$0 The Respondent does not meet the culpability criteria. Notes Good Faith Effort to Comply Total Adjustments Subtotal 5 \$0 Economic Benefit 0.0% Enhancement* \$0 Total EB Amounts *Capped at the Total EB \$ Amount \$60 Approx. Cost of Compliance SUM OF SUBTOTALS 1-7 Final Subtotal \$2,550 OTHER FACTORS AS JUSTICE MAY REQUIRE 0.0% \$0 Adjustment Reduces or enhances the Final Subtotal by the indicated percentage. Notes Final Penalty Amount \$2,550 STATUTORY LIMIT ADJUSTMENT Final Assessed Penalty \$2,550 20.0% Reduction -\$510 Adjustment Reduces the Final Assessed Penalty by the indicted percentage. (Enter number only; e.g.

Deferral offered for expedited settlement.

\$2,040

Notes

PAYABLE PENALTY

Screening Date 7-Jun-2011

Docket No. 2011-0894-PST-E

Policy Revision 2 (September 2002) PCW Revision October 30, 2008

Respondent Vishnu Priya, LLC dba Bruton Road Mobil

Case ID No. 41783

Reg. Ent. Reference No. RN100533066

Media [Statute] Petroleum Storage Tank

Enf. Coordinator Judy Kluge

Component		Enter Number Here	1
NOVs	Written notices of violation ("NOVs") with same or similar violations as those in the current enforcement action (number of NOVs meeting criteria)	0	0%
	Other written NOVs	1	2%
	Any agreed final enforcement orders containing a denial of liability (number of orders meeting criteria)	0	0%
Orders	Any adjudicated final enforcement orders, agreed final enforcement orders without a denial of liability, or default orders of this state or the federal government, or any final prohibitory emergency orders issued by the commission	0	0%
Judgments and Consent Decrees	Any non-adjudicated final court judgments or consent decrees containing a denial of liability of this state or the federal government (number of judgements or consent decrees meeting criteria)	0	0%
	Any adjudicated final court judgments and default judgments, or non-adjudicated final court judgments or consent decrees without a denial of liability, of this state or the federal government	· · · · 0	0%
Convictions	Any criminal convictions of this state or the federal government (number of counts)	O	0%
Emissions	Chronic excessive emissions events (number of events)	0	0%
Audits	Letters notifying the executive director of an intended audit conducted under the Texas Environmental, Health, and Safety Audit Privilege Act, 74th Legislature, 1995 (number of audits for which notices were submitted)	0	0%
	Disclosures of violations under the Texas Environmental, Health, and Safety Audit Privilege Act, 74th Legislature, 1995 (number of audits for which violations were disclosed)	0	0%
		ase Enter Yes or No	1
	Environmental management systems in place for one year or more	No	0%
Other	Voluntary on-site compliance assessments conducted by the executive director under a special assistance program	No	0%
	Participation in a voluntary pollution reduction program	No	0%
	Early compliance with, or offer of a product that meets future state or federal government environmental requirements	No	0%
	Adjustment Perc	centage (Sub	total 2)
at Violator (Subtotal 3)		
No	Adjustment Perc	centage (Sub	total 3)
oliance Histo	ry Person Classification (Subtotal 7)		
Average Pe	rformer Adjustment Pero	centage (Sub	total 7)
oliance Histo	ry Summary		
Compliance History Notes	Enhancement for one prior NOV with dissimilar violations.		

Screening Date		
Kespondent Case ID No.	/ishnu Priya, LLC dba Bruton Road Mobil	Policy Revision 2 (September 2002)
Reg. Ent. Reference No.		PCW Revision October 30, 2008
	Petroleum Storage Tank	n de la companya de
Enf. Coordinator		
Violation Number		
Rule Cite(s)		
	30 Tex. Admin. Code § 334.50(b)(1)(A) and Tex. Water Code §	26.34/5(c)(1)
	Falled to monitor the underground storage tanks ("USTs") for a	
Violation Description	frequency of at least once every month (not to exceed 35 days	
•	monitoring).	
·		<u> </u>
		Base Penalty \$10,000
Enderson to Property	y and Human Health Matrix	
· Environmental, Proper	y and numan nearth matrix Harm	* * * * * * * * * * * * * * * * * * *
Release	Major Moderate Minor	
OR Actual		
Potential	X Percent	25%
Programmatic Matrix		
Falsification	Major Moderate Minor	*
	Percent Percent	0%
Matrix Human health	r the environment will or could be exposed to pollutants which wo	
	tective of human health or environmental receptors as a result of t	
notes and are		
		47.500
	Adjustment	\$7,500
		\$2,500
lation Events		
Number of \	olation Events 1 25 Number of vio	olation days
	daily	1.44
	weekly	
mark only one	monthly x Violatio	on Base Penalty \$2,500
with an x	semiannual	
	annual	
	single event	
One monthly	vent is recommended based on documentation of the violation duri	ing the May 13,
	2011 investigation to the June 7, 2011 screening date.	
. 3111118888533333333333333		38-55-55-55-55-55-55-55-55-55-55-55-55-55
od Faith Efforts to Comp	ly 0.0% Reduction	\$0
333 (333 (335 (335 (335 (335 (335 (335	Before NOV NOV to EDPRP/Settlement Offer	
	Extraordinary	
	Ordinary	
	N/A (mark with x)	
	The Respondent does not meet the good faith criter	ia for
	Notes this violation.	
	Vio	lation Subtotal \$2,500
onomic Benefit (EB) for	his violation Statutory I	Limit Test
Ectimate	d EB Amount \$60 Violation Fina	Penalty Total \$2,550
Estimate	* ED AMOUNT 300] VIOIDUON FINA	Frendity (Utal) \$2,000
	This violation Final Assessed Penalty (adjus	sted for limits) \$2,550

	Vishnu Priva, I	LLC dba Bruton Ro	unianarahahan bahahan bahah		rksheet			
Case ID No.	à .							
Rea. Ent. Reference No.						and produced the		
	Petroleum Sto						Years of	
Violation No.	3					Percent Interest	Depreciation	
Violation ito.	-					5.0	15	
	Item Cost	Date Required	Final Date	Yrs	Interest Saved	Onetime Costs	EB Amount	
Item Description	**************							
Delayed Costs								
Equipment		I		0.00	\$0	\$0	\$0	
Buildings				0.00	\$0	\$0		
Other (as needed)				0.00	\$0	\$0	\$0	
Engineering/construction				0.00	\$0	\$0	\$0	
Land				0.00	\$0	n/a	\$0	
Record Keeping System				0.00	\$0	rı/a	\$0	
Training/Sampling				0.00	\$0	n/a	\$0	
Remediation/Disposal				0.00	\$0	n/a	\$0	
	1							
Permit Costs		<u></u>		0.00	\$0	n/a	\$0	
Other (as needed)	\$1.500 The estimate	13-May-2011		0.81	\$60	r/a l	\$60	
Other (as needed) Notes for DELAYED costs	The estimate	d cost of monitori	ng the USTs. T Is the expe	0.81 he date cted da	\$60 required is the in ite of compliance.	n/a vestigation daté and	\$60 I the final date	
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Compliance History

Customer/Respondent/Owner-Operator:

CN603785148

Vishnu Priya, LLC

Classification: AVERAGE

Rating: 3.01

Regulated Entity:

RN100533066

BRUTON ROAD MOBIL

Classification: AVERAGE

Site Rating: 3.01

BY DEFAULT

ID Number(s):

PETROLEUM STORAGE TANK

REGISTRATION

10663

Location:

1028 W CARTWRIGHT RD, MESQUITE, TX, 75149

TCEQ Region:

REGION 04 - DFW METROPLEX

Date Compliance History Prepared:

June 07, 2011

Agency Decision Requiring Compliance History: Enforcement

Compliance Period:

June 06, 2006 to June 06, 2011

TCEQ Staff Member to Contact for Additional Information Regarding this Compliance History

Name:

Judy Kluge

Phone:

(817) 588-5825

Site Compliance History Components

1. Has the site been in existence and/or operation for the full five year compliance period?

Yes

Has there been a (known) change in ownership/operator of the site during the compliance period?

Vishnu Priya, LLC

4. If Yes, who was/were the prior owner(s)/operator(s)?

If Yes, who is the current owner/operator?

AFFI International Inc.

When did the change(s) in owner or operator occur?

12/18/2006

6. Rating Date: 9/1/2010

Repeat Violator: NO

Components (Multimedia) for the Site:

A. Final Enforcement Orders, court judgments, and consent decrees of the State of Texas and the federal government.

B. Any criminal convictions of the state of Texas and the federal government.

N/A

Chronic excessive emissions events.

N/A

D. The approval dates of investigations. (CCEDS Inv. Track. No.)

1 01/06/2011 (886782)

2 02/10/2011 (893993)

E. Written notices of violations (NOV). (CCEDS Inv. Track. No.)

Date:

01/06/2011

(886782)

CN603785148

Self Report? NO

30 TAC Chapter 115, SubChapter C 115.244(1)

Citation: Description:

Failure to conduct the Stage II daily inspections daily.

Self Report? Citation:

30 TAC Chapter 115, SubChapter C 115.244(3)

Classification: Moderate

Moderate

Minor

Classification:

Description:

Failure to conduct the monthly inspections of the Stage II vapor recovery system. Classification: Moderate

Self Report? Citation:

NO 30 TAC Chapter 115, SubChapter C 115.248(1)

Description:

Failure to obtain the Stage II Facility Representative Certification and failure to

provide the Stage II in-house training to each/all current employee(s) that would

provide awareness of the purpose and correct operation of the Stage II

equipment.

Self Report?

Citation:

30 TAC Chapter 115, SubChapter C 115.246(1)

Description:

Failure to have a current copy of the CARB Executive Order on-site.

Self Report?

NO

Classification: Minor

Classification:

Citation:

30 TAC Chapter 115, SubChapter C 115.246(5)

Description:

Failure to have a copy of the Stage II Vapor Recovery Test records available

on-site indefinitely.

Self Report?

Classification: Minor Citation:

30 TAC Chapter 115, SubChapter C 115.242(9)

Description:

Failure to have the Stage II operating instructions posted at each fueling point.

F. Environmental audits.

N/A

G. Type of environmental management systems (EMSs).

N/A

H. Voluntary on-site compliance assessment dates.

N/A

I. Participation in a voluntary pollution reduction program.

N/A

J. Early compliance.

N/A

Sites Outside of Texas

N/A

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



IN THE MATTER OF AN	8	BEFORE THE
ENFORCEMENT ACTION	§	
CONCERNING	§	TEXAS COMMISSION ON
VISHNU PRIYA, LLC DBA	§	
BRUTON ROAD MOBIL	§	
RN100533066	§	ENVIRONMENTAL QUALITY

AGREED ORDER DOCKET NO. 2011-0894-PST-E

I. JURISDICTION AND STIPULATIONS

At its ______ agenda, the Texas Commission on Environmental Quality ("the Commission" or "TCEQ") considered this agreement of the parties, resolving an enforcement action regarding Vishnu Priya, LLC dba Bruton Road Mobil ("the Respondent") under the authority of Tex. Water Code chs. 7 and 26. The Executive Director of the TCEQ, through the Enforcement Division, and the Respondent appear before the Commission and together stipulate that:

- 1. The Respondent owns and operates a convenience store with retail sales of gasoline at 1028 West Cartwright Road in Mesquite, Dallas County, Texas (the "Facility").
- 2. The Respondent's three underground storage tanks ("USTs") are not exempt or excluded from regulation under the Texas Water Code or the rules of the Commission.
- 3. The Commission and the Respondent agree that the Commission has jurisdiction to enter this Agreed Order, and that the Respondent is subject to the Commission's jurisdiction.
- 4. The Respondent received notice of the violations alleged in Section II ("Allegations") on or about June 8, 2011.
- 5. The occurrence of any violation is in dispute and the entry of this Agreed Order shall not constitute an admission by the Respondent of any violation alleged in Section II ("Allegations"), nor of any statute or rule.
- 6. An administrative penalty in the amount of Two Thousand Five Hundred Fifty Dollars (\$2,550) is assessed by the Commission in settlement of the violations alleged in Section

II ("Allegations"). The Respondent has paid One Hundred Forty Dollars (\$140) of the administrative penalty and Five Hundred Ten Dollars (\$510) is deferred contingent upon the Respondent's timely and satisfactory compliance with all the terms of this Agreed Order. If the Respondent fails to timely and satisfactorily comply with all requirements of this Agreed Order, including the payment schedule, the Executive Director may require the Respondent to pay all or part of the deferred penalty.

The remaining amount of One Thousand Nine Hundred Dollars (\$1,900) of the administrative penalty shall be payable in 19 monthly payments of One Hundred Dollars (\$100) each. The next monthly payment shall be paid within 30 days after the effective date of this Agreed Order. The subsequent payments shall each be paid not later than 30 days following the due date of the previous payment until paid in full. If the Respondent fails to timely and satisfactorily comply with the payment requirements of this Agreed Order, the Executive Director may, at the Executive Director's option, accelerate the maturity of the remaining installments, in which event the unpaid balance shall become immediately due and payable without demand or notice. In addition, the failure of the Respondent to meet the payment schedule of this Agreed Order constitutes the failure by the Respondent to timely and satisfactorily comply with all the terms of this Agreed Order.

- 7. Any notice and procedures, which might otherwise be authorized or required in this action, are waived in the interest of a more timely resolution of the matter.
- 8. The Executive Director of the TCEQ and the Respondent have agreed on a settlement of the matters alleged in this enforcement action, subject to the approval of the Commission.
- 9. The Executive Director may, without further notice or hearing, refer this matter to the Office of the Attorney General of the State of Texas ("OAG") for further enforcement proceedings if the Executive Director determines that the Respondent has not complied with one or more of the terms or conditions in this Agreed Order.
- 10. This Agreed Order shall terminate five years from its effective date or upon compliance with all the terms and conditions set forth in this Agreed Order, whichever is later.
- 11. The provisions of this Agreed Order are deemed severable and, if a court of competent jurisdiction or other appropriate authority deems any provision of this Agreed Order unenforceable, the remaining provisions shall be valid and enforceable.

II. ALLEGATIONS

As owner and operator of the Facility, the Respondent is alleged to have failed to monitor the USTs for releases at a frequency of at least once every month (not to exceed 35 days between each monitoring), in violation of 30 Tex. Admin. Code § 334.50(b)(1)(A) and Tex. Water Code § 26.3475(c)(1), as documented during an investigation conducted on May 13, 2011.

III. DENIALS

The Respondent generally denies each allegation in Section II ("Allegations").

IV. ORDERING PROVISIONS

1. It is, therefore, ordered by the TCEQ that the Respondent pay an administrative penalty as set forth in Section I, Paragraph 6 above. The payment of this administrative penalty and the Respondent's compliance with all the terms and conditions set forth in this Agreed Order resolve only the allegations in Section II. The Commission shall not be constrained in any manner from requiring corrective action or penalties for violations which are not raised here. Administrative penalty payments shall be made payable to "TCEQ" and shall be sent with the notation "Re: Vishnu Priya, LLC dba Bruton Road Mobil, Docket No. 2011-0894-PST-E" to:

Financial Administration Division, Revenues Section Attention: Cashier's Office, MC 214 Texas Commission on Environmental Quality P.O. Box 13088 Austin, Texas 78711-3088

- 2. It is further ordered that the Respondent shall undertake the following technical requirements:
 - a. Within 30 days after the effective date of this Agreed Order, implement a release detection method for all USTs at the Facility, in accordance with 30 Tex. ADMIN. CODE § 334.50; and
 - b. Within 45 days after the effective date of this Agreed Order, submit written certification as described below, and include detailed supporting documentation including photographs, receipts, and/or other records to demonstrate compliance with Ordering Provision No. 2.a. The certification shall be notarized by a State of Texas Notary Public and include the following certification language:

"I certify under penalty of law that I have personally examined and am familiar with the information submitted and all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations."

The certification shall be submitted to:

Order Compliance Team Enforcement Division, MC 149A Texas Commission on Environmental Quality P.O. Box 13087 Austin, Texas 78711-3087 Vishnu Priya, LLC dba Bruton Road Mobil DOCKET NO. 2011-0894-PST-E Page 4

with a copy to:

Waste Section Manager Dallas/Fort Worth Regional Office Texas Commission on Environmental Quality 2309 Gravel Drive Fort Worth, Texas 76118-6951

- 3. The provisions of this Agreed Order shall apply to and be binding upon the Respondent. The Respondent is ordered to give notice of the Agreed Order to personnel who maintain day-to-day control over the Facility operations referenced in this Agreed Order.
- 4. If the Respondent fails to comply with any of the Ordering Provisions in this Agreed Order within the prescribed schedules, and that failure is caused solely by an act of God, war, strike, riot, or other catastrophe, the Respondent's failure to comply is not a violation of this Agreed Order. The Respondent shall have the burden of establishing to the Executive Director's satisfaction that such an event has occurred. The Respondent shall notify the Executive Director within seven days after the Respondent becomes aware of a delaying event and shall take all reasonable measures to mitigate and minimize any delay.
- 5. The Executive Director may grant an extension of any deadline in this Agreed Order or in any plan, report, or other document submitted pursuant to this Agreed Order, upon a written and substantiated showing of good cause. All requests for extensions by the Respondent shall be made in writing to the Executive Director. Extensions are not effective until the Respondent receives written approval from the Executive Director. The determination of what constitutes good cause rests solely with the Executive Director.
- 6. This Agreed Order, issued by the Commission, shall not be admissible against the Respondent in a civil proceeding, unless the proceeding is brought by the OAG to: (1) enforce the terms of this Agreed Order; or (2) pursue violations of a statute within the Commission's jurisdiction, or of a rule adopted or an order or permit issued by the Commission under such a statute.
- 7. This Agreed Order may be executed in separate and multiple counterparts, which together shall constitute a single instrument. Any page of this Agreed Order may be copied, scanned, digitized, converted to electronic portable document format ("pdf"), or otherwise reproduced and may be transmitted by digital or electronic transmission, including but not limited to facsimile transmission and electronic mail. Any signature affixed to this Agreed Order shall constitute an original signature for all purposes and may be used, filed, substituted, or issued for any purpose for which an original signature could be used. The term "signature" shall include manual signatures and true and accurate reproductions of manual signatures created, executed, endorsed, adopted, or authorized by the person or persons to whom the signatures are attributable. Signatures may be copied or reproduced digitally, electronically, by photocopying, engraving, imprinting, lithographing, electronic mail, facsimile transmission, stamping, or any other means or process which the Executive Director deems acceptable. In this paragraph

Vishnu Priya, LLC dba Bruton Road Mobil DOCKET NO. 2011-0894-PST-E Page 5

- exclusively, the terms "electronic transmission", "owner", "person", "writing", and "written" shall have the meanings assigned to them under Tex. Bus. Org. Code § 1.002.
- 8. Under 30 Tex. Admin. Code § 70.10(b), the effective date is the date of hand-delivery of the Order to the Respondent, or three days after the date on which the Commission mails notice of the Order to the Respondent, whichever is earlier. The Chief Clerk shall provide a copy of this Agreed Order to each of the parties.

Vishnu Priya, LLC dba Bruton Road Mobil DOCKET NO. 2011-0894-PST-E Page 6

SIGNATURE PAGE

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

	<u>-</u>
For the Commission	
For the Executive Director	10/14/11 Date
agree to the attached Agreed Order on behalf o	the attached Agreed Order. I am authorized to of the entity indicated below my signature, and I herein. I further acknowledge that the TCEQ, in aterially relying on such representation.
 and/or failure to timely pay the penalty amount, A negative impact on compliance history Greater scrutiny of any permit application Referral of this case to the Attorney of additional penalties, and/or attorney fees Increased penalties in any future enforce 	cons submitted; Seneral's Office for contempt, injunctive relief, s, or to a collection agency; ement actions; eral's Office of any future enforcement actions; by law.
R-LPGIT Signature	Date 08/30/2011
Name (Printed or typed) Authorized Representative of Vishnu Priya, LLC dba Bruton Road Mobil	Title

Instructions: Send the original, signed Agreed Order with penalty payment to the Financial Administration Division, Revenues Section at the address in Section IV, Paragraph 1 of this Agreed Order.